

EXHIBIT C

FINDINGS AND DETERMINATIONS REGARDING APPROVAL OF THE CENTRAL BEAVERTON URBAN RENEWAL PLAN

1. The area designated in the Central Beaverton Urban Renewal Plan ("Plan") Plan as the District is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section B of the Report Accompanying the Central Beaverton Urban Renewal Plan ("Report"), including the underutilized commercial, industrial and mixed-use property within the District, the lack of adequate transportation facilities serving property in the District (including pedestrian and bicycle systems), the insufficiency of some utilities and other public facilities, the existence of property that is subject to inundation by water, and the existence of property and lots of inadequate size for property usefulness in conformance with the City Comprehensive Plan.
2. The rehabilitation and redevelopment described in the Plan is necessary to protect the public health, safety and welfare of the City. The health and welfare of a city depend on the vitality of the city's central business district. Without an urban renewal plan, the conditions in the District described in Section B of the Report have arisen. The rehabilitation and redevelopment resulting from the Plan will revitalize the central business district according to the goals of the City Comprehensive Plan. (See Sections E and G of the Report.)
3. The Plan conforms to the City's Comprehensive Plan and provides an outline for accomplishing the urban renewal projects the Plan proposes. Compliance with Comprehensive Plan provisions is demonstrated in Exhibit 3 to the Plan . The Plan explicitly provides an outline in Section 5.
4. The Agency will comply with all applicable federal and state statutes and regulations regarding relocation of residents or businesses whenever it acquires property in furtherance of the Plan. To the extent that voluntary property transfers to the City occur in connection with development of any of the projects in the Plan, the Agency shall arrange for or assist in housing of displaced persons within their financial means to the extent required by applicable statute or regulation. Any such relocation, except in the relocation of elderly or disabled individuals, shall be made without displacing on priority lists persons already waiting for existing federally subsidized housing. (See Plan Section 7.)
5. The Plan does not identify property to be acquired for Plan projects. If property is to be acquired for Plan projects, the property must be added to the Plan by Minor Amendment. The Plan does not call for condemnation of real property. Any acquisition of property under the Plan for private redevelopment would be voluntary. Any acquisition of property for Plan projects would be necessary to implement the Plan. (See Section 6 of the Plan.)
6. Adoption and carrying out of the urban renewal plan is economically sound and feasible in that funds will be available to complete the Plan projects using urban renewal tax increment revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440, and using other available funding as shown in Sections H, I, J and K of the Report.